

**Excerpt from the
CITY PLANNING COMMISSION MINUTES
Minneapolis Community Planning & Economic Development (CPED)**

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MEMORANDUM

DATE: July 11, 2013

TO: Zoning and Planning Committee

FROM: Jason Wittenberg, Manager, Community Planning & Economic Development – Land Use, Design and Preservation

SUBJECT: Planning Commission decisions of June 10, 2013

The following actions were taken by the Planning Commission on June 10, 2013. As you know, the Planning Commission's decisions on items other than rezonings, text amendments, vacations, 40 Acre studies and comprehensive plan amendments are final subject to a ten calendar day appeal period before permits can be issued.

Commissioners present: President Tucker, Brown, Cohen, Gagnon, Huynh, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski – 10

Committee Clerk: Lisa Baldwin (612) 673-3710

1. Greenway Heights (BZZ-6038, PL-276 and Vac-1611, Ward: 9), 2839-2845 Bloomington Ave and 2840-2844 16th Ave S (Janelle Widmeier).

A. Rezoning: Application by BKV Group Inc, on behalf of PRG Inc, for a petition to rezone the properties of 2840 and 2844 16th Ave S from R2B Two-family District to R5 Multiple-family District to allow a 4-story multiple family dwelling with 42 units.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the petition to rezone the property of 2840-2844 16th Ave S from R2B Two-family District to R5 Multiple-family District.

Aye: Brown, Cohen, Gagnon, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski.

Recused: Huynh

B. Variance: Application by BKV Group Inc, on behalf of PRG Inc, for a variance to reduce the front yard requirement adjacent to Bloomington Ave to allow larger obstructions (a pergola and walkway) than allowed by the applicable regulations and children's play area for the properties located at 2839-2845 Bloomington Ave and 2840-2844 16th Ave S.

Action: The City Planning Commission approved the variance to reduce the front yard requirement adjacent to Bloomington Ave to allow larger obstructions (a pergola and walkway) than allowed by the applicable regulations and children's play area for the property located at 2839-2845 Bloomington Ave and 2840-2844 16th Ave S.

Aye: Brown, Cohen, Gagnon, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski.

Recused: Huynh

C. Variance: Application by BKV Group Inc, on behalf of PRG Inc, for a variance to reduce the north interior side yard requirement to allow patios and balconies for the properties located at 2839-2845 Bloomington Ave and 2840-2844 16th Ave S.

Action: The City Planning Commission approved the variance to reduce the north interior side yard requirement to allow patios and balconies for the property located at 2839-2845 Bloomington Ave and 2840-2844 16th Ave S.

Aye: Brown, Cohen, Gagnon, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski.

Recused: Huynh

D. Site Plan Review: Application by BKV Group Inc, on behalf of PRG Inc, for a site plan review for the properties located at 2839-2845 Bloomington Ave and 2840-2844 16th Ave S.

Action: The City Planning Commission adopted the findings and approved the application for site plan review for a new multiple-family dwelling with 42 units for the property located at 2839-2845 Bloomington Ave and 2840-2844 16th Ave S, subject to the following conditions:

1. Department of Community Planning and Economic Development staff review and approval of the final elevations, floor, site, lighting and landscape plans.
2. The applicant shall submit a lighting plan for the Department of Community Planning and Economic Development staff review and approval.
3. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by July 19, 2015, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
4. The applicant is encouraged to provide a walkway between the east-facing patio of the ground floor unit and the 16th Ave public sidewalk.

Aye: Brown, Cohen, Gagnon, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski.

Recused: Huynh

E. Plat: Application by BKV Group Inc, on behalf of PRG Inc, for a plat for the properties located at 2839-2845 Bloomington Ave and 2840-2844 16th Ave S.

Action: The City Planning Commission adopted the findings and approved the plat for the property located at 2839-2845 Bloomington Ave and 2840-2844 16th Ave S.

Aye: Brown, Cohen, Gagnon, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski.

Recused: Huynh

F. Vacation: Application by BKV Group Inc, on behalf of PRG Inc, for an alley vacation for the properties located at 2839-2845 Bloomington Ave and 2840-2844 16th Ave S.

Action: The City Planning Commission recommended that the City Council adopt the findings and approve the application for the alley vacation for the property located at 2839-2845 Bloomington Ave and 2840-2844 16th Ave S, subject to the following conditions:

1. An easement shall be reserved for Comcast.
2. A new alley turnaround shall be dedicated in the final plat. The final plat shall be recorded with Hennepin County.

Aye: Brown, Cohen, Gagnon, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski.
Recused: Huynh

Staff Widmeier presented.

Commissioner Slack: On the west elevation, the adjacent home is drawn into that elevation, is that the approximate height of the adjacent home?

Staff Widmeier: Yes, it's a two and half story home so that is probably pretty accurate.

Commissioner Slack: How does the shade on the north side of the building affect that home?

Staff Widmeier: A shadow study wasn't provided because the height does comply with the district requirements. Typically, if they do comply with the district requirements we don't request those, but there is a driveway and some green space and a walkway space between there so they should have minimal impact for shadowing because of that greater separation.

Commissioner Slack: On the site plan, sheet L-100, what are the design parameters for the promenade along the greenway? Is there a set of design guidelines that dictate how that space is designed?

Staff Widmeier: The small area plan goes into some detail about that, providing guidance there, and it does recommend an eight foot wide walkway with an overall width of 12 feet so that would include some landscaping in there to create a buffer between the walkway and the adjacent development and what's being proposed is a four foot wide walkway and two feet of landscaping before a low retaining wall, which would be located on the north side of that promenade. So it's six feet instead of 12 feet as recommended by the plan, but if you were to widen it up there it would essentially eliminate quite a bit of green space for the actual residents.

Commissioner Slack: I like the definition of space, it's just that on the plan it appears that it's somewhat small. Is there precedence for this size for other developments along the greenway or is this not consistent with some of those other sidewalks?

Staff Widmeier: I can't think of any other developments where they've gone to four feet, but if they've always been eight feet, I can't speak to that either. I think where we've seen most of the promenades it would be further west towards the uptown area.

Commissioner Slack: Is there lighting associated with that?

Staff Widmeier: I believe so. I don't have a lighting plan so maybe the applicant could expand on that.

Commissioner Slack: The main entrance off of Bloomington Ave S and the fact that it comes out at a north-west angle and connects to another sidewalk that looks like it goes to an egress access at the back of the building...it seems somewhat close to the driveway from the standpoint of the entrance to the building and that tenants of the building would be coming out in close proximity and I was wondering if there's a chance to subtly rotate that a little bit so it's pulled away from the driveway a little bit more. I don't know what the distance is, I didn't measure that, which I probably should have, but it looks like it's within five feet.

Staff Widmeier: The applicant could look at doing that. They do also have the option of going on the walkway to the south corner of the site and that would be towards Lake Street, which may be the more frequented path because that's where a lot of the transit and commercial uses are.

Commissioner Slack: People always seem to be on their phones or doing something else digitally so coming out of there and hanging a right, they are immediately within close proximity to a conflict zone.

President Tucker opened the public hearing.

Gretchen Camp (222 N 2nd): This is a service exit and this is our trash room here so we really don't see residents walking out of that rear sidewalk. You have to walk through a trash room to get out here and it's really intended to be for trash to be pulled out on trash day and picked up here by garbage trucks. If you were so inclined we could make the sidewalk a little narrower, but this is the main entrance and exit from the building and this is trash so we see that as being a service sidewalk for the building.

Shawna Meyer (222 N 2nd): The sidewalk to the south is the accessible one; the other one has a couple of stairs on it. Do you want us to summarize more about the material changes since the last meeting?

President Tucker: If you would because we were concerned about the amount of hardie board you have.

Shawna Meyer: Since the Committee of the Whole meeting on 4/11 we did update the facades and continue to develop the design intent to comply with the condition of 30% cement board siding per façade.

Gretchen Camp: In your packet we have a table that summarizes the materials.

Shawn Meyer: It did influence the design a little bit. It's the same material pallet, just the way that it's placed on there and articulated. We worked on the custom coursing of the lap siding board as well as adding the additional coping details. Since that meeting we also updated the playground to comply with the outdoor area needed. The promenade that you brought up, Commissioner Slack, we have discussed this. We met with the Midtown Greenway Coalition and have a letter of support from them. We don't have a section with us today but we did do a section study that shows that because our site is so small and this is the first housing project of this type, affordable housing, a smaller number with only 42 units in this area along the greenway – some of the bigger developments in the uptown area have more space and have the bigger promenade and we met with Soren and they were very excited to see this project and that we did acknowledge the promenade and because it's the first sort of development in this area along that transit corridor, there's still some hesitance by the neighborhood about having a large open promenade right adjacent to their building façade so we did keep it to the four feet and have the two foot planting buffers with about an 18 inch retaining wall and then another two feet of planting buffers. We don't want to have a fence, we want it to feel open but have that physical barrier and the height change to allow the public. One of Commissioner Kronzer's statements was to eliminate the getaway arches we had at the ends of the sidewalk and we did that so it would feel more inviting to the public. There will be lighting that lights the promenade but doesn't shine into the ground floor units.

Gretchen Camp: At the CoW meeting we did share a section what was more detailed than this that showed the different layers of plantings and sidewalk and this is the best I can come up with for today.

President Tucker closed the public hearing.

Commissioner Schiff: I thought lighting plans on file were a standard for site plans reviews so I'm a little confused as to why there isn't one, but if I could just request that a staff approved lighting plan be submitted as part of the site plan.

President Tucker: I would entertain a motion to approve staff recommendation A-F.

Commissioner Wielinski: I will move approval of A-F (Gagnon seconded). With the inclusion of Commissioner Schiff's lighting plan requirement.

Aye: Brown, Cohen, Gagnon, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski.

Recused: Huynh

2. 301 and 311 East Lake Street (BZZ-6041, Ward: 8), 301 and 311 E Lake St (Becca Farrar).

A. Rezoning: Application by Rochelle Barrett, on behalf of Basim Sabri, International Bazaar on Lake, LLC, and Miller Block, LLC, for a petition to rezone the properties located at 301 & 311 E Lake St from the C1 (Neighborhood Commercial) district to the C2 (Neighborhood Corridor Commercial) district in order to allow additional commercial uses within the existing buildings on the premises.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the rezoning petition to change the zoning classification of the properties located at 301 and 311 East Lake Street from the C1 district to the C2 district.

Approved on consent 6-0.

Not present for the vote: Gagnon, Luepke-Pier and Schiff

7. 4705 Cedar Ave S and 4700 Longfellow Ave (BZZ-6006, Ward: 12), 4705 Cedar Ave S and 4700 Longfellow Ave (Kimberly Holien).

A. Rezoning: Application by Daniel Magnuson for a rezoning from the OR2, High Density Office Residence district to the C2, Neighborhood Corridor Commercial district, retaining the AP, SH and FP Overlay districts at 4705 Cedar Ave S and 4700 Longfellow Ave.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for rezoning from the OR2, High Density Office Residence district, to the C2, Neighborhood Corridor Commercial district for the property located at 4705 Cedar Ave S and 4700 Longfellow Ave.

Approved on consent 6-0.

Not present for the vote: Gagnon, Luepke-Pier and Schiff

B. Conditional Use Permit: Application by Daniel Magnuson for a conditional use permit for an off-sale liquor store in the C2 district at 4705 Cedar Ave S and 4700 Longfellow Ave.

Action: The City Planning Commission adopted the findings and **approved** the application for a conditional use permit for an off-sale liquor store for the property located at 4705 Cedar Ave S and 4700 Longfellow Ave, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. No shelving, signage, merchandise, newspaper racks or other similar fixtures shall be placed in front of the required ground level transparent windows.
3. Plantings proposed between the parking area and Cedar Ave S and between the parking area and 47th Street E shall be a minimum of three feet in height and 60 percent opaque.

Approved on consent 6-0.

Not present for the vote: Gagnon, Luepke-Pier and Schiff

9. 315 27th Ave SE (BZZ-6067, Ward: 2), 315 27th Ave SE (Kimberly Holien).

A. Rezoning: Application by Carol Lansing, on behalf of NHH Properties II, LLC, for a rezoning from I1, Light Industrial to C3A, Community Activity Center district, retaining the PO and UA Overlay districts for the property located at 315 27th Ave SE.

Action: The City Planning Commission recommended that the City Council adopt the findings and **approve** the application for rezoning from the I1, Light Industrial district to the C3A, Community Activity Center district for the property located at 315 27th Ave SE.

Aye: Brown, Gagnon, Huynh, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski

Absent: Cohen

B. Conditional Use Permit: Application by Carol Lansing, on behalf of NHH Properties II, LLC, for a conditional use permit for a K-12 school in the C3A district at 315 27th Ave SE.

Action: The City Planning Commission adopted the findings and **approved** the application for a conditional use permit for a K-12 school for the property located at 315 27th Ave SE, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. No shelving, signage, merchandise, newspaper racks or other similar fixtures shall be placed in front of the required ground level transparent windows.
3. The proposed vinyl siding shall be replaced with Hardiboard, fiber cement, metal panel or an alternate durable material.
4. Should the parking requirement exceed the amount of parking available on site once the school reaches peak enrollment, a variance to the minimum vehicle parking requirement would be required at that time.
5. Canopy encroachments into the public right-of-way shall require encroachment permits from Public Works.
6. The applicant shall plant additional boulevard trees along 27th Ave.
7. Community Planning and Economic Development staff will work with the applicant to ensure the landscaping done by students is completed in a way that enhances the public realm and is completed by June 10, 2015.

Aye: Brown, Gagnon, Huynh, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski

Absent: Cohen

C. Variance: Application by Carol Lansing, on behalf of NHH Properties II, LLC, for a variance to reduce the minimum loading requirement from one small space to zero for the property located at 315 27th Ave SE.

Action: The City Planning Commission adopted the findings and **approved** the application for a variance to reduce the loading requirement from one space to zero for the property located at 315 27th Ave SE.

Aye: Brown, Gagnon, Huynh, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski

Absent: Cohen

Staff Holien presented the staff report.

Commissioner Wielinski: You addressed the delivery of the lunches for the students in the school, where will the deliveries for this proposed commercial on University be dropped off?

Staff Holien: Those would also be accommodated in this area in the back so fronting along 4th St. You can see there's kind of a hashed area here which wouldn't necessarily meet our minimum requirements for a small loading space, which is 10x25. The commercial spaces aren't large enough to actually have a loading requirement, we just require that provisions for loading be provided on site somewhere so they're doing that along this parking area.

Commissioner Wielinski: I heard you say that they're proposing two buses in the first year, where are they expecting the students to come from?

Staff Holien: I can let the applicant speak to that a little bit more, but it's my understanding that they do have a target area that's from south Minneapolis which would be in close enough proximity to allow students to come to one of two bus stops or potentially a third bus stop in the future and also be within walking distance of the Hiawatha Line, which would allow students to then connect to the central corridor line.

Commissioner Brown: I noticed there was some language in the staff report about how the applicant proposes to work with Public Works on a traffic plan or to determine drop off times and locations. I was just wondering if there has been discussion or ideas about where student drop offs occur. I know sometimes with schools like this there can be kind of a rush of traffic. Will the mitigation involve limiting on-street parking during certain times of day or what kinds of mitigation might there be?

Staff Holien: Staff and the applicant met with Public Works last week for our first discussion on that topic. I believe the school is thinking maybe they'd have a designated loading zone, probably along 27th Ave, which would restrict parking between certain hours of the day so it'd be between maybe 7:00-8:00 a.m. and then between 3:30-4:30 p.m. The applicant will also be self-policing any parent pick-ups that occur to eliminate the amount of time that parents spend queuing or waiting in the street for pick-ups. The applicant will be providing kind of an abridged traffic travel demand management plan to Public Works with all of their strategies for transportation for loading for parent drop-offs and any other issues that could potentially come up that would relate to traffic congestion.

Commissioner Kronzer: It appears that there are a fair number of arborvitae shrubs being planted. In my recollection those aren't terribly salt tolerant; can you speak to that?

Staff Holien: There are some existing shrubs onsite and some are proposed. Is there a particular area you're looking at?

Commissioner Kronzer: Around the parking lot along University.

Staff Holien: Those are actually existing.

Commissioner Gagnon: Did you say there would be a maximum of 300 students? They have in their paperwork that they already have 140 families saying they want their kids to come.

Staff Holien: That is what the applicant is anticipating. I will let them speak to that a little more as well. It's my understanding that the way the curriculum is proposed for this particular charter school, that students won't necessarily be onsite at all times so once they get into the higher grades there will be opportunities for

apprenticeships and internships as part of the curriculum so they wouldn't necessarily be attending classes on site but might still be enrolled in the school.

President Tucker opened the public hearing.

Carol Lansing (90 S 7th St): I'm representing NHH Properties, the property owner, and also working with Venture Academies, the charter school that will be going on site. With respect to the bus loading and drop off plan, we have met with Public Works and are going to do a plan and strategies and get their feedback and refine that with their feedback and whatever their concerns are with respect to where the drop-off zone should be whether it should be 4th or University or 27th, we will certainly work to accommodate that. I know that over time Venture Academies plans to be very proactive and Mr. Muse has experience with this with a charter school in a similar urban district of educating students and parents on how to use public transit whether it be bus or light rail so it certainly is their goal over time to get the students, who are six through 12, not grade-schoolers, to actively use that, in part because they will be having off-site internships and job and enrichment experiences for the upper grades so the students will need to be mobile in that respect. With respect to the landscaping, they are going to make improvements to the University Ave side, it doesn't look very good now and the property owner is going to go ahead and do that now, but for some of the areas along the building next to the school, the school would like to be able to have a role in that with their students as they occupy the building and start taking ownership of those areas so. There's no real improvements to the existing arborvitae on 27th planned at this time, but it is an area that will get attention.

Jon Bacal [not on sign-in sheet]: I'm the Executive Director of Venture Academy. Let me address two questions that commissioners have had. Most of the students who have enrolled in the school come from the Powderhorn, Central and Phillips neighborhoods which are about 10-15 minutes away from the school. We anticipate that until the time that all of the students can take public transportation and light rail to the school that, as they get older and as that line is completed, that they will take one of those buses to school. The second question related to the enrollment footprint. We hope there's very little attrition to the school, but we will admit many fewer students at sixth grade beginning in year three. So year one, approximately 100 sixth graders. Year two, approximately 100 new sixth graders and then after that approximately 40-50 per year and that yields the footprint of 300 at full enrollment.

Commissioner Wielinski: So you're going to be a 612 charter so then you're going to have students there eventually that are 16 and able to drive. At that age, they would rather drive than take public transportation. Do you have any accommodations for where those young people will be parking for when they decide to drive to school to go their off-site activities?

Carol Lansing: The site does have additional parking well over what is required. We talked with Kimberly about this as we were doing our application to how do we anticipate what the full build-out parking requirement might be and under some reasonable scenarios it will be within what is already on site. That is why she has the condition that this is something that we need to monitor and come back and address. They will be a proactive school and even though 16 year olds might like to drive if they have vehicles and have that option available to them, they're still going to be encouraged to take transit because of the cost and because they will need to come and go during the day, hopefully.

Commissioner Wielinski: How would events at the school be handled as far as parking goes? When parents come in to do parent/teacher conferences, they have activities at the school...I'm curious how that would be handled.

Carol Lansing: With respect to the overall student population, they're frontloading a large sixth grade class

and seventh grade class but they anticipate that some of those students are going to progress into the upper grades more quickly than others and then they'll start enrolling smaller classes each year. They have limited space, they have some expansion space, but they've already determined that 300 is their target so that they'll need to manage for a couple of reasons. With respect to events, that was one of the topics we talked about during our traffic meeting last week, is to anticipate if you do have an event in the school, where would you encourage parents to park? So that's something they need to take into consideration as part of the plan.

Jon Bacal: With conferences, they'll happen a few times a year. Many of our families do not have cars and so they will be taking public transportation. I'd say the vast majority of our families live within one mile of the LRT in south Minneapolis but they also take the bus. For those families who do have cars, we will work with the neighborhood and with the city to make sure the impact is limited.

Commissioner Wielinski: You say you're going to draw from a specific area in south Minneapolis, how as a charter school do you do that without fringing on the open enrollment policy that charter schools have in Minneapolis? Are you having a lottery for your spaces? How do you know all your students will come from that same area in the future?

Jon Bacal: We already conducted a lottery. We were approved by the state in February and we have had a huge expression of enrollment interest. We've had nearly 200 enrollment applications and we had a lottery a few weeks ago. We have a pretty strong idea of where the families are and I'd say about 90% live in greater Powderhorn, Phillips and Central neighborhoods between Franklin Ave on the north and East 38th on the south between Hiawatha on east and 35W on the west.

Clay Lambert (2700 University Ave SE) [not on sign-in sheet]: I own the service station kitty-corner there. I'm here to ask and beg that some landscaping gets put in there. Currently, there is really nothing there. It's been all cut down. There were some trees there. I'm on the PPERIA zoning committee. We just walked the whole area between the two light rails where they cross University Ave and we noticed that this particular area has a very large chunk of concrete all the way to the boulevard in its whole front yard there so it's concrete all the way to the street. What we'd like to see, the Park Board cut down the trees there that were in the grass between the sidewalk and the property's parking lot. What we'd like to see is the concrete removed and the city property trees put back in alignment down University Ave and this is a great opportunity to do that. Zoning changes are where the types of opportunities arise from and we're trying to clean up the patch between the two light rails where they cross because we didn't get any lighting or sidewalks or curbing or anything so we're going to try to use this opportunity to step up where we can. The parking lot there is a pretty big setback there that's going to be there for a while under the proposed school there. On the zoning committee, we're in favor of the school being there, we'd just really like to take advantage of putting on some conditions about the landscaping to elevate it and work with the Park Board and City to get the trees put in. On 27th, if you look along there, those bushes have been there since the street was put in and they are raggedy and garbage collectors. I don't think sixth graders are going to be pulling out those arborvitaes any time soon. There's no windows there. They are making some improvements, but it's really façade improvements...it's not really inviting and that's what we're trying to improve in that little section there. We've had some serious crime in the area recently. We see this as an opportunity to work with the landowner and the new tenant and City to take this opportunity. This has failed in past where landscaping was asked for and it never happened. We're trying to see if we can get some conditions put on that. If we don't do it now, it will never happen.

Commissioner Luepke-Pier: Your concerns are for more trees along University and 27th; do you have a similar concern for 4th or no?

Clay Lambert: No, 4th is kind of a back street there and that will come over time, but with 27th...I think the trees are still there and they're fine; I think it's the arborvitaes along the building there that have had it and run their course. It'd be nice to have those removed and something else proposed.

Commissioner Luepke-Pier: Ok, so you're not proposing any boulevard trees along 27th...

Clay Lambert: I welcome tons of trees [tape ended]...

Commissioner Wielinski: ...trees on University in conjunction with the light rail construction because the vast majority of them are Ash trees so all of those trees are planned to be replaced at the end of construction, but I will pass it along that you want them in better alignment.

President Tucker closed the public hearing.

Commissioner Huynh: I will move staff recommendation for the rezoning (Luepke-Pier seconded).

Aye: Brown, Gagnon, Huynh, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski

Absent: Cohen

Commissioner Huynh: I will move staff recommendation with the five conditions for the conditional use permit (Wielinski seconded).

Commissioner Luepke-Pier: I would add the condition that additional boulevard trees be planted along University and 27th with the understanding that the Park Board will be replanting along University. It does look sparse and bare and not very welcoming.

President Tucker: Is that in addition to those expected to be replaced at the end of construction?

Commissioner Luepke-Pier: Are they planning on replacing the ones along 27th as well?

Commissioner Wielinski: We don't have jurisdiction along 27th at this time.

Commissioner Luepke-Pier: So it'd be in addition to the zero that are expected to be planted.

President Tucker: So yours speaks mostly to 27th Ave?

Commissioner Luepke-Pier: Yes.

President Tucker: I might add one that staff work with the applicant to assure that the landscaping on 27th to be done by students is actually completed in a way that enhances the public realm within two years.

Aye: Brown, Gagnon, Huynh, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski

Absent: Cohen

President Tucker: I will move the variance for the loading dock (Huynh seconded).

Aye: Brown, Gagnon, Huynh, Kronzer, Luepke-Pier, Schiff, Slack and Wielinski

Absent: Cohen